

PUP2014-00018

Zoning

Self-Service Storage Facility

Tuckahoe District

400

Feet



PS September 2014

Ref: 750-755-0814



John A. Vithoulkas
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 17, 2015

Hanky, LLC
c/o Mr. Michael C. Hanky
8500 Bell Creek Road
Mechanicsville, VA 23116

Re: Provisional Use Permit PUP2014-00018

Dear Mr. Hanky:

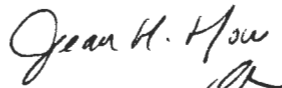
The Board of Supervisors at its meeting on February 10, 2015, granted your request for a Provisional Use Permit under Sections 24-58.2(b), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow a self-service storage facility on part of Parcel 750-755-0814, subject to the following conditions:

1. The exterior appearance of the buildings shall be in substantial conformance with the elevations titled "Ample Storage Henrico - Three Chopt Rd" by Roughton, Nickelson, Deluca Architects (see case file) unless otherwise approved by the Planning Commission at the time of Plan of Development (POD).
2. Exterior building materials shall consist of full standard brick with tan accents and soldier courses, glass, dryvit and metal roofing as shown on the elevations submitted with this case and referenced in Condition #1 (see case file) unless otherwise approved by the Planning Commission at the time of POD.
3. Development of the property shall be in substantial conformance with the concept plan titled "Concept Plan of GPIN 750-755-0814" prepared by The Bay Companies (see case file), unless otherwise approved by the Planning Commission at the time of POD.
4. A Landscape Plan shall be submitted to the Planning Commission for review and approval.
5. Changeable message signs, portable or mobile signs and inflatable or other attention getting devices shall be prohibited.
6. All exterior lighting shall be produced from concealed sources and shall be reduced to no more than a security level following the close of business operations.
7. Any heating, ventilation, and air conditioning equipment shall be screened from public view at ground level at the Property lines with a wall or other architectural feature similar to the exterior of the buildings or as approved by the Planning Commission at the time of POD.

8. Outside speakers shall be prohibited. No external alarm bells or external warning devices that are audible beyond the boundary lines of the Property shall be permitted on the Property.
9. Dumpster enclosures and trash receptacles, not including convenience cans and recycling receptacles, shall be constructed of finished masonry materials (with the exception of gates and doors). Gates and doors shall be opaque and sturdy as determined at the time of POD.
10. Trash pickup from the Property shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday and there shall be no trash pickup on Saturday and Sunday.
11. Any retention ponds or BMP facilities on the Property shall be maintained in accordance with all applicable laws, rules and regulations and any wet pond shall be aerated.
12. Except for junction boxes, meters and existing overhead utility lines or for technical or environmental reasons, all new utility lines shall be underground.
13. Any trucks owned by the operator or owner of the self-service storage facility and used for the convenience of its occupants shall be parked within the designated area of the site when not in use. A 10 foot high brick screen wall shall be constructed to shield the trucks from view from adjacent properties.
14. Outside storage shall not be permitted.
15. Prior to operation the applicant and the Crime Prevention Unit of the Division of Police shall conduct a security survey of the property. The applicant shall implement the mutually agreed upon security recommendations affecting the property.

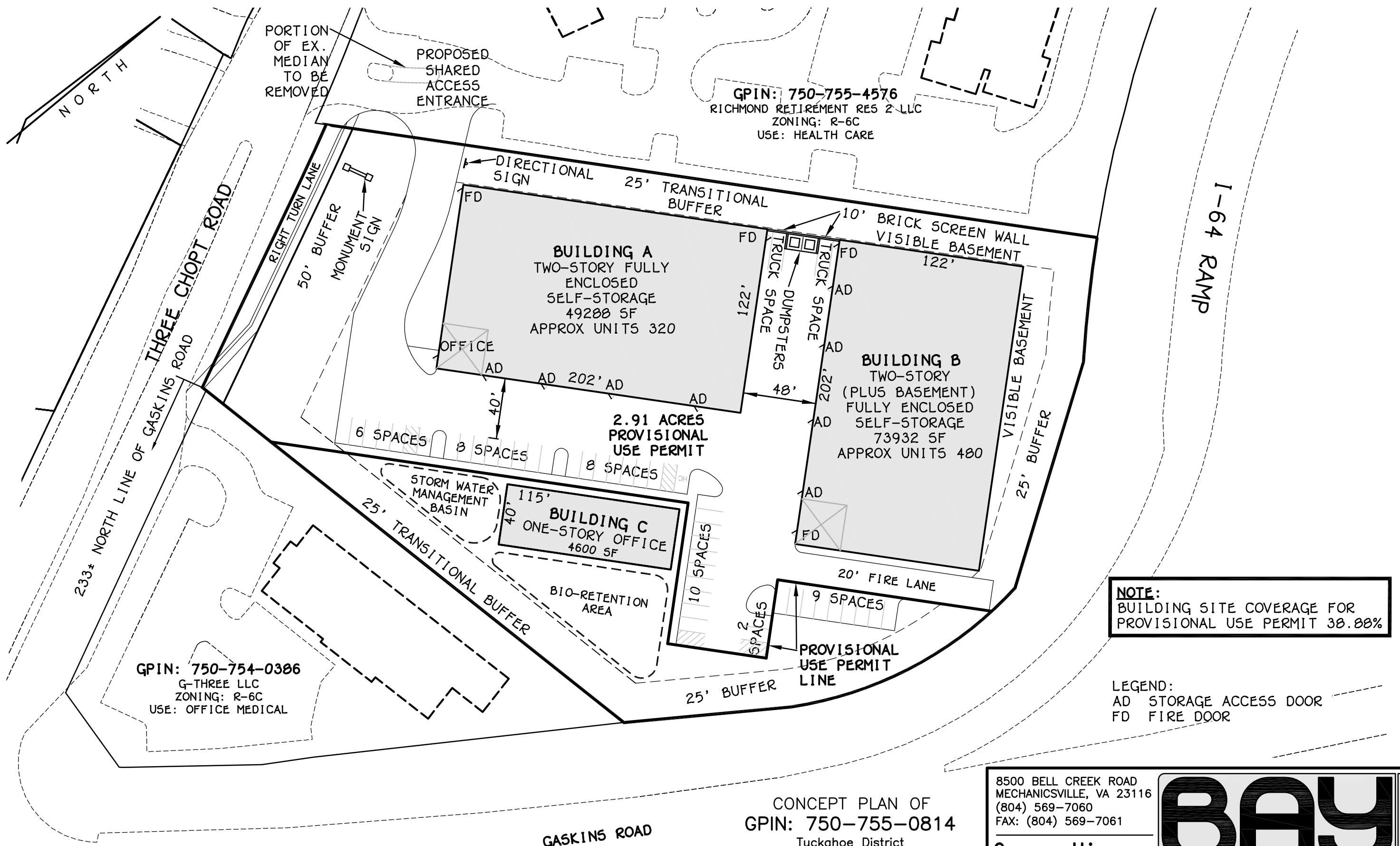
The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: Mr. David M. Houston &
Mr. Cedric W. Houston III
Director, Real Estate Assessment
Police, Special Services



GPIN: 750-755-4576
RICHMOND RETIREMENT RES 2-LLC
ZONING: R-6C
USE: HEALTH CARE

GPIN: 750-754-0386
G-THREE LLC
ZONING: R-6C
USE: OFFICE MEDICAL

NOTE:
BUILDING SITE COVERAGE FOR
PROVISIONAL USE PERMIT 38.88%

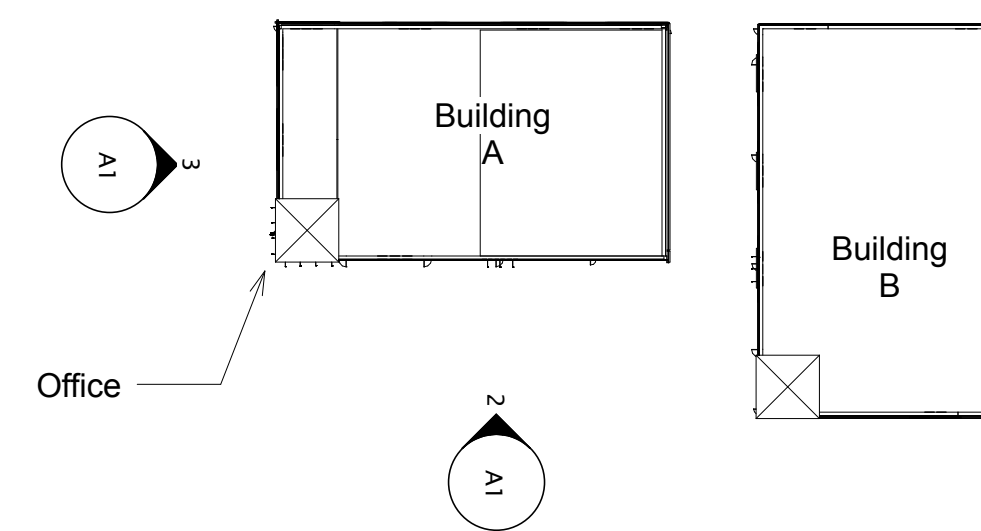
LEGEND:
AD STORAGE ACCESS DOOR
FD FIRE DOOR

CONCEPT PLAN OF
GPIN: 750-755-0814
Tuckahoe District
Henrico County, Virginia
Scale: 1"= 60'
Date: December 12, 2014

8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061
**Consulting
Engineers**

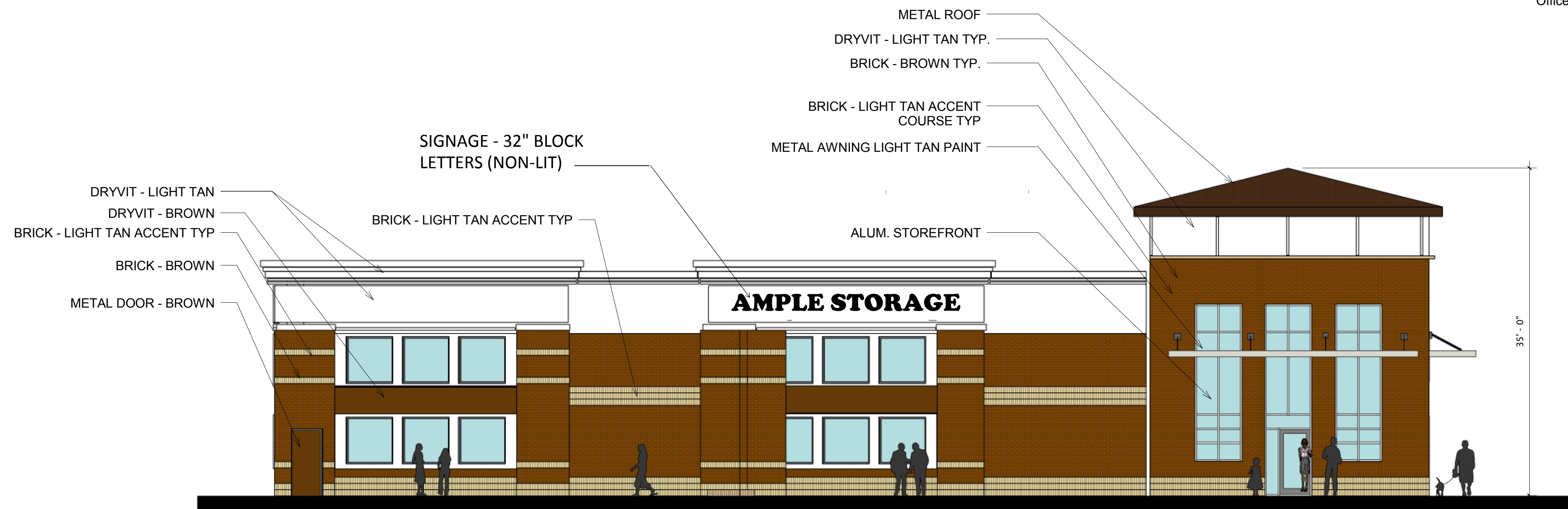


EXHIBIT A **PUP2014-00018**



VICINITY PLAN

Plan North



3 Building A Street Elevation - West
A1 1/8" = 1'-0"



2 Building A Elevation South
A1 1/8" = 1'-0"

EXHIBIT B
1 of 3

PUP2014-00018

011215

Ample Storage Henrico

Three Chopi Rd
Henrico, VA

REVISIONS

EXHIBIT B

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JOB NUMBER: 1444
DRAWN: GP
CHECKED: CN
DATE: 1-8-15

Building A Elevations

A1

Ample Storage
Henrico

Three Chopi Rd
Henrico, VA

REVISIONS

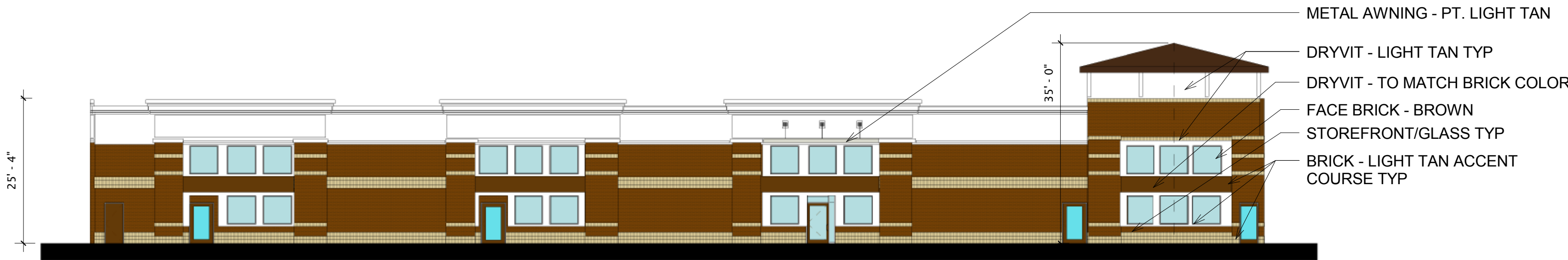
EXHIBIT
B

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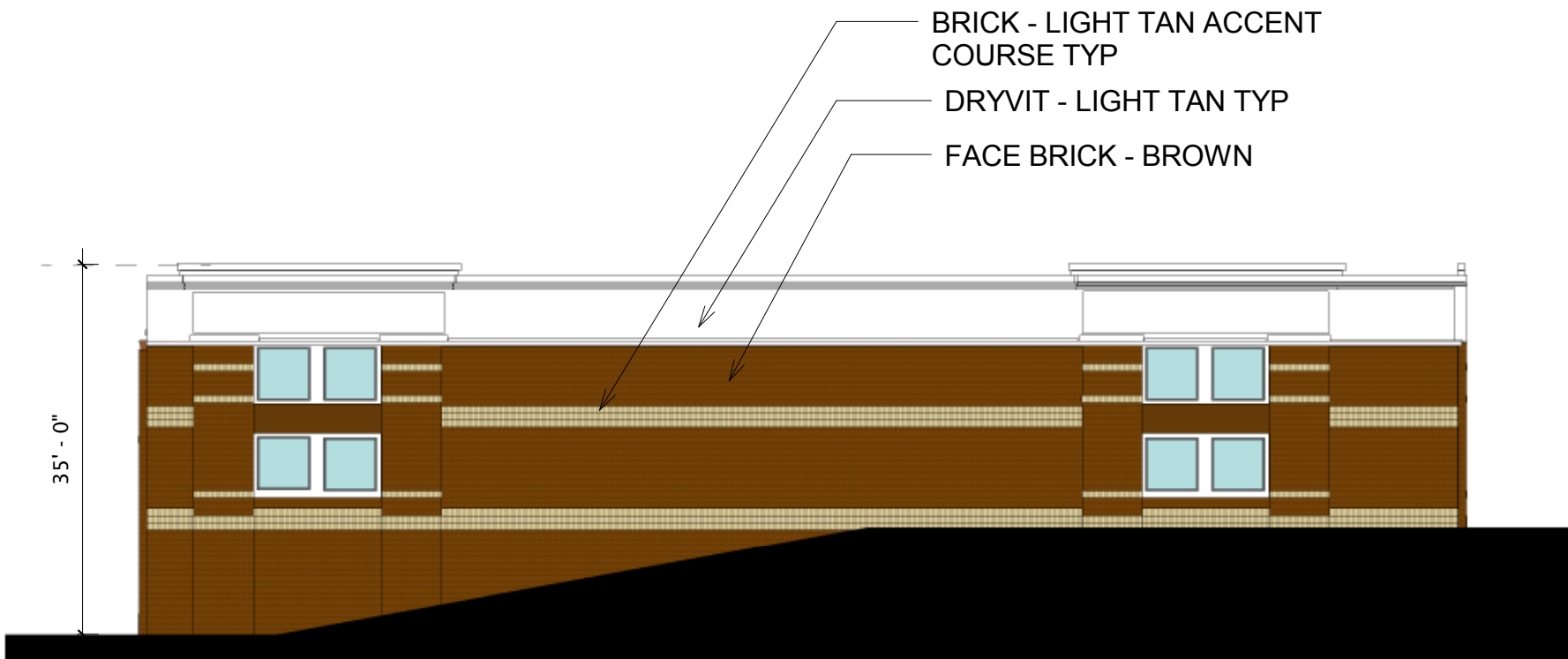
JOB NUMBER: 1444
DRAWN: GP
CHECKED: CN
DATE: 1-12-15

Building B Elevations

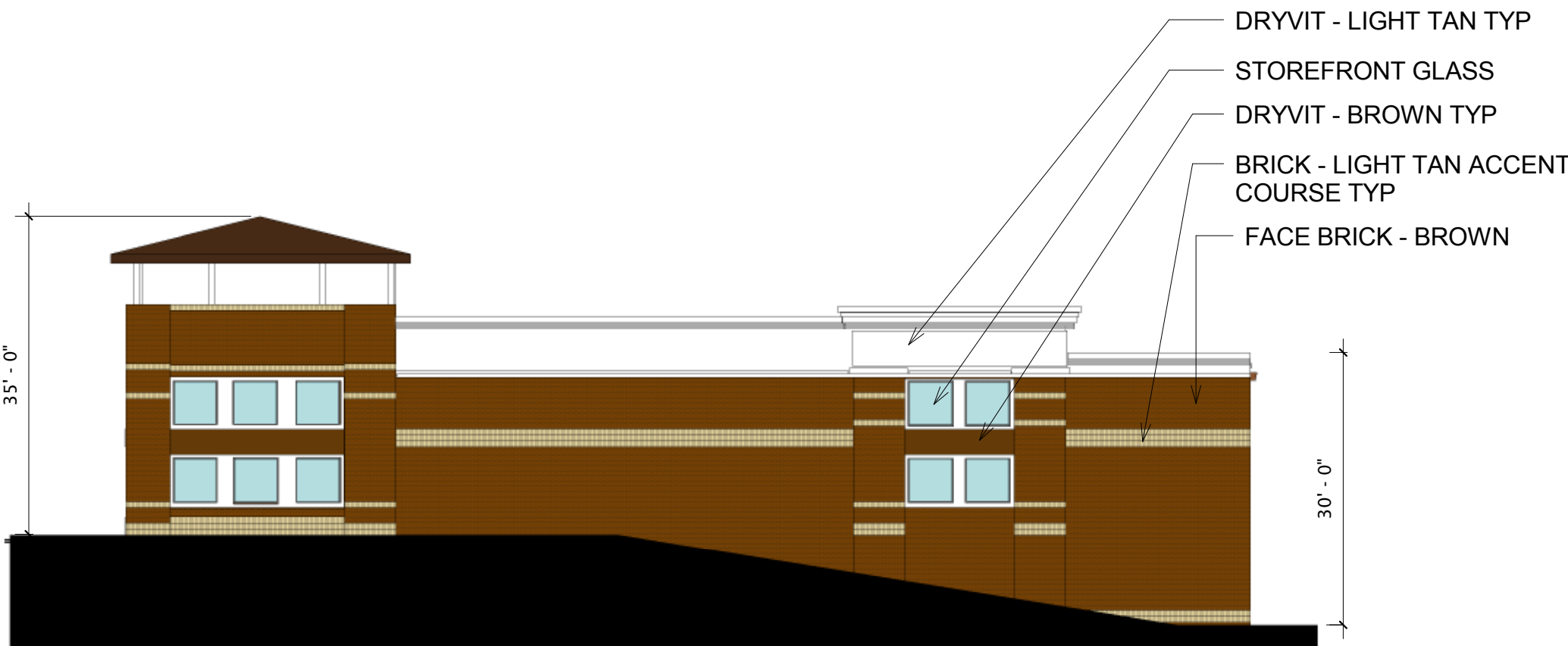
A2.1



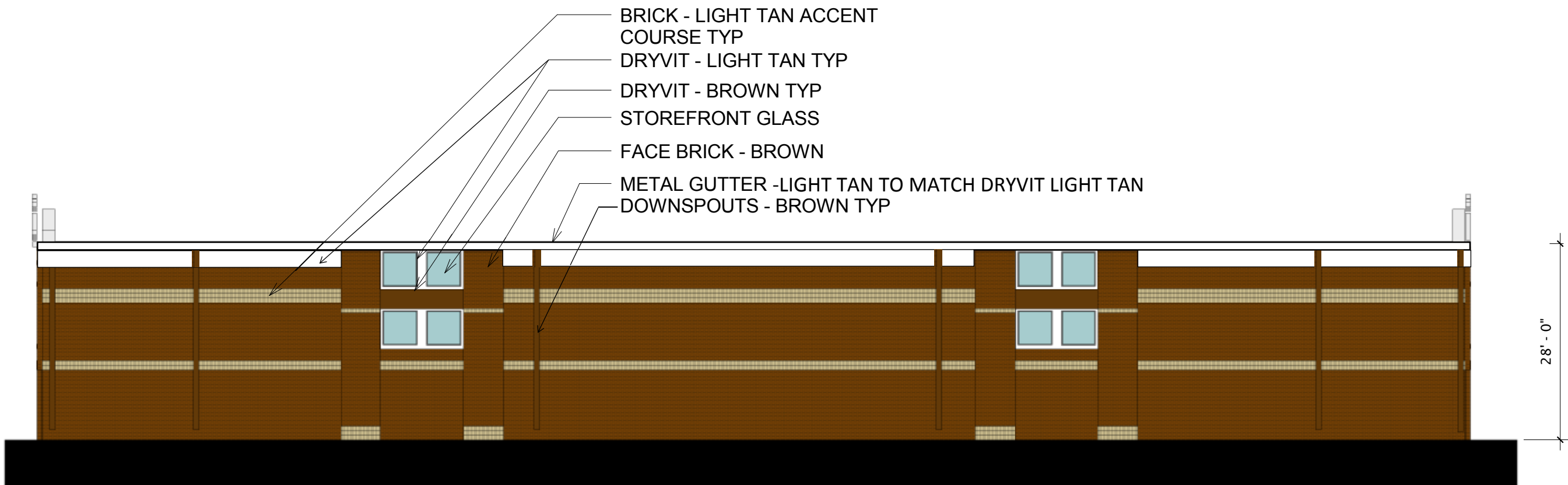
2 Building B ELEVATION - WEST
A2.1 1/16" = 1'-0"



1 Building B Elevation NORTH
A2.1 1/16" = 1'-0"



3 Building B Elevation SOUTH
A2.1 1/16" = 1'-0"



4 Building B North Elevation REAR - EAST
A2.1 1/16" = 1'-0"

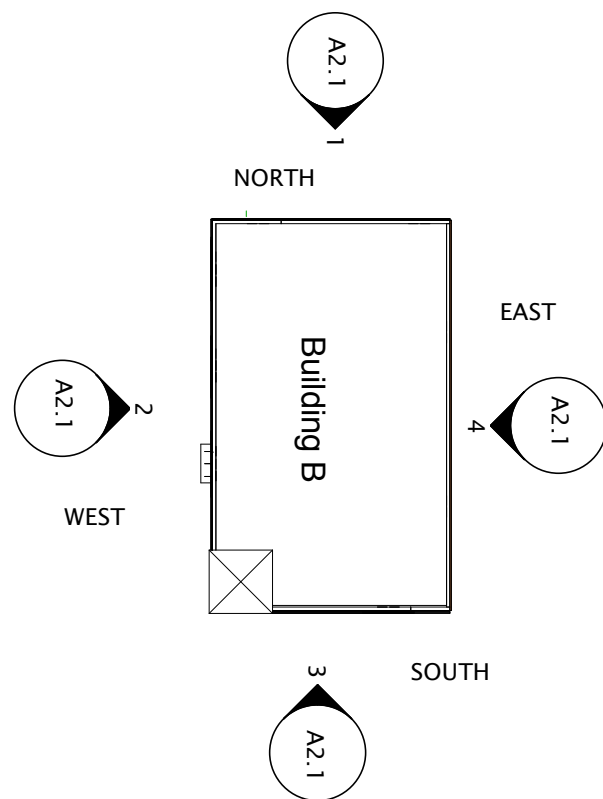


EXHIBIT B
3 of 3

PUP2014-00018

011215



Ample Storage Henrico
A3 Conceptual Rendering

Project No. 1444

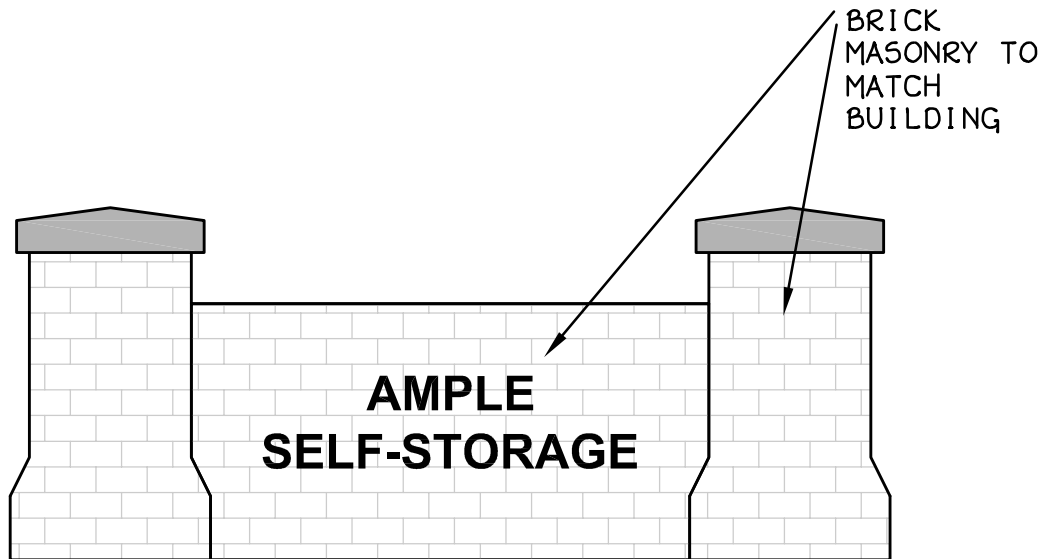
PUP2014-00018

ROUGHTON • NICKELSON • DE LUCA
Architects, PA

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Date 12/15/14

3608 University Drive, Suite 204
Durham, NC 27707
T 919.490.1266 F 919.490.1396
www.RNDpa.com



PUP2014-00018

111414

EXHIBIT C

SIGN EXHIBIT
GPIN: 750-755-0814
"PROVISIONAL USE"
Tuckahoe District
Henrico County, Virginia
Scale: 1"= 100'
Date: November 14, 2014

8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061

**Consulting
Engineers**



JN: 14039

FILED: 14039_zoning